

Narrative for Conditional Use Permit for BASIS School, Private Charter School to be located at the Sunrise Preschool building at 9128 E. San Salvador.

The BASIS School in Tucson is widely regarded as one of the top rated academic institutions in the State of Arizona. BASIS was founded and is run by Dr. Michael and Olga Block – two well known educators in their own right. Dr. Block is a professor of Law and Economics at the University of Arizona, and Mrs. Block is a former Dean of the Charles University in the Czech Republic. Mrs. Block was inspired to start BASIS in Tucson after living in Scottsdale and sending her twelve year old daughter to the Scottsdale public schools. She appreciated the openness of the American school system but wanted to combine this with the rigorous educational standards of European schools. Her goal was to create an environment where “real education would happen”, and a child’s self esteem would develop from the educational achievement. Her dream was to one day come back to the City of Scottsdale, offering sophisticated consumers the choice of a world class education.

Traffic less with BASIS than under current zoning allowance, Perfect site for school.

The Blocks found what they believe is the perfect site for the institution, locating in what had operated as the Sunrise day care/preschool since 1987. The Sunrise day care center/preschool building has been vacant since 1999. Sunrise had an enrollment of 206 children before it closed. BASIS plans to open with about 120 students and will limit total enrollment to 200 students. BASIS will only use the downstairs 9,507 square feet for all classroom (8 classrooms total) and school administrative office functions. By approving this Use Permit with a stipulation limiting the number of students to 200, the BASIS school will actually produce less traffic than the now permitted use as a preschool. As the attached traffic study indicates, there is no measurable difference in impact if the site is used as a charter school instead of the already permitted preschool. BASIS will accommodate the traffic caused by the other uses in the area by setting a 2:45 p.m. ending to the school day, requiring a variety of after school activities which will break up the traffic leaving the site at one time, and encouraging car pooling even in their promotional materials.

The site is a perfect site for a school because it is not located in a neighborhood, it is near a freeway access point, there are a large number of offices around the area so parents can drop their children off before work, there are homes near enough to the site to provide it with students, and all of the other schools in the area have a waiting list for enrollment.

Meets CUP requirements.

This application clearly meets the legal tests for a Conditional Use Permit as set forth in the Scottsdale Zoning Ordinance Section 1.401.

• “That the granting of such CUP will not be materially detrimental to the public health, safety or welfare.” Consideration shall include:

“1. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.”

As there was no nuisance, noise, smoke, dust, odor, vibration or

illumination from the facility when it was occupied as a preschool, the same will be true if the preschool changes to middle school students.

“2. Impact on surrounding areas resulting from an unusual volume or character of traffic.”

As shown in the circulation study prepared by Paul Basha, the maximum of 200 children attending school will have a much lesser impact on the surrounding area than is allowed by the current use, which does not limit the amount of students, or require a CUP. Our neighbors are all in support of this application. There are no residential neighbors, who would prefer not to have school traffic on their streets, or commercial neighbors, who complain about any traffic that is not directly related to business at their establishments, to complain. Our Industrial neighbors have no issues with school related traffic. We have provided the City with a traffic study showing the impacts of the middle school as opposed to the already permitted day care/preschool are negligible.

- “The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.”

The Industrial zoning district already allows a full time/year round day care without limitation on the number of students or hours of operation. The building is already in existence and compatible with the area – it will not change in architectural character with the addition of a charter school. Within blocks of this site there are many family/child related uses, including a recently approved charter school in the Olympic Camps of Arizona building, a day care, the summer camp program, and a children’s gymnastics site. The school is very compatible with this area of Industrial zoning and is even better situated for this use than the Olympic Camps facility, as it is located along the busy Via Linda Road.

- “The additional conditions specified in Section 1.403, as applicable, have been satisfied.”

There are no additional conditions.

Meets the New Conditional Use Permit for Charter School in Industrial Area Test.

In addition, this proposal meets all of the newly enacted Ordinance requirements:

- *Not located in 60 DNL or higher.* The site meets this requirement.
- *Minimum of 500 feet from adult use.* The site meets this requirement.
- *Minimum lot area of 43,000 square feet.* The site has 47,000 square feet.
- *There shall be no outdoor speaker system or bells within 100 feet of any housing.* There will be no outdoor speakers or bells.
- *All lighting adjacent to residential district shall be setback a minimum of 30 feet from the property line.* There will be no additional lighting installed at the site.
- *NAOS requirements must be met.* The site will not be altered from it’s former approval with NAOS met for the Industrial District.
- *Parking shall observe front yard setbacks, screened, and a landscape setback of 20 feet provided when adjacent o residential districts.* The site has adequate parking setbacks and

screening. The site is across the busy Via Linda Road from a residential district.

- *Outdoor recreation area must be enclosed by a six foot wall and be located on the side or rear yard.* The outdoor play area is located in the rear yard and is screened by a six foot block wall.

- *The drop-off area shall accommodate five vehicles and be located along a sidewalk or landing area connected to the main school.* The drop off area is located along the main sidewalk, connecting to the main school and as shown in the circulation study will be extended to 440 feet, accommodating more than the maximum of 200 students that could be enrolled in the school. The access ways will be reconfigured as suggested by Paul Basha in his attached report. He believes this reconfiguration will actually improve the traffic situation that the area could see if this building were used again as a daycare/preschool or an industrial building.

- *Any required public trails or pedestrian connections shall be incorporated into site plan for development review.* We will accommodate any City requirement for trails or connections.

- *Circulation plan must be submitted to insure minimal vehicular conflicts.* See circulation plan prepared by Paul Basha which reconfigures the queuing areas and allows for one way access in from 91st Street and out at Via Linda.

- *Applications between the 55-60 DNL noise contour shall use sound attenuation to reduce outside-inside noise by 25 Dbs.* The site is not within the 55-60 DNL noise contour.

The change of the building from its use as a day care/preschool with no limitations on hours or number of students, to a charter school with stipulated attendance, will have a positive impact on the area, allowing this existing use to expand in a logical way to include further educational opportunities for Scottsdale children. The area is already home to a charter school and more than a few child related uses and this change from day care/preschool to the BASIS School, widely recognized as one of the very top schools in the state, will benefit Scottsdale as a whole.